

# **PRESERVING MUELLER'S AVIATION HISTORY**

**UPDATE ON CONTOL TOWER, BROWNING HANGAR AND  
SIGNATURE TERMINAL (MUELLER CENTRAL)**

MUELLER PLAN IMPLEMENTATION ADVISORY COMMISSION

June 14, 2016

**M U E L L E R**

# Preserving Mueller's Aviation History

Purpose: To provide an update on the initiatives that have occurred and are underway to preserve three of RMMA's original landmarks, all three of which recall the site's aviation history .





The Browning Hangar, Signature Terminal and the RMMA Control Tower

# Agenda

Introduction

History and Planning Background

City Goals and the 2004 Master Development Agreement

Activities Since 2004

Long-Term Direction



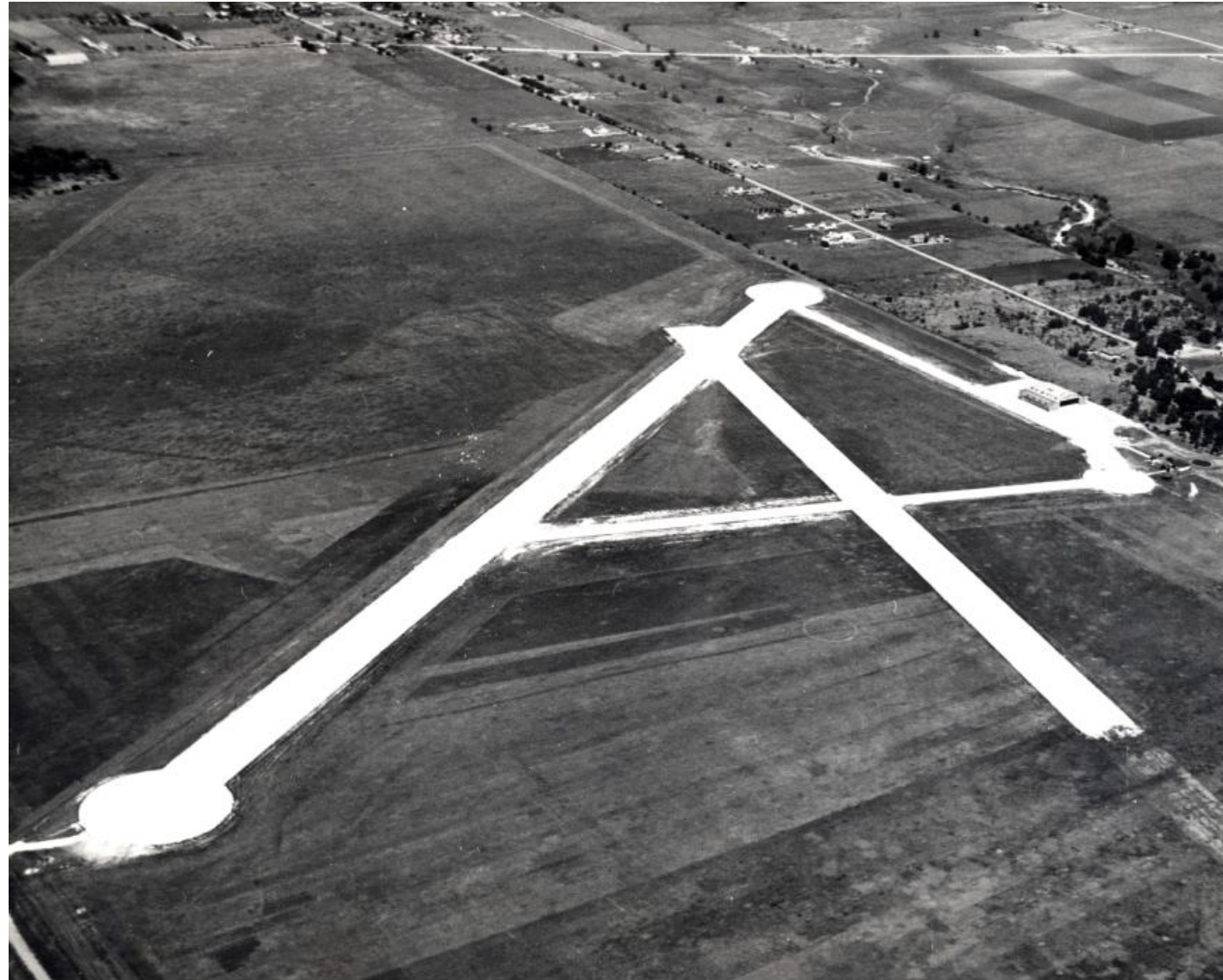
# History and Planning Background

1936: Airport opens for commercial service



# History and Planning Background

1936: Airport opens for commercial service



*PICA 02158 Austin History Center, Austin Public Library*

# History and Planning Background

1943: Browning Hangar and second control tower constructed



*PICA 16272 Austin History Center, Austin Public Library*



# History and Planning Background

1943: Browning Hangar and second control tower constructed

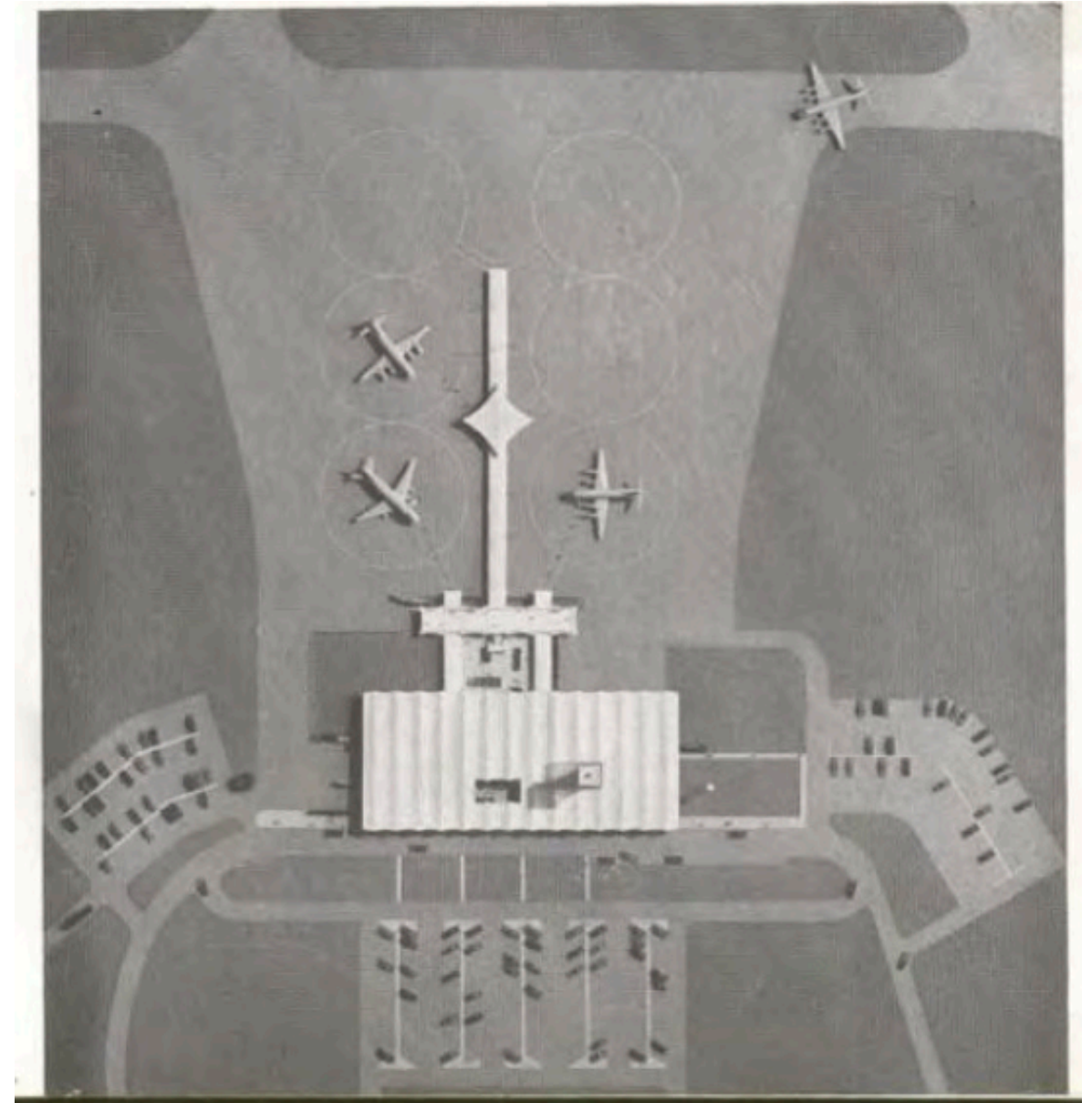
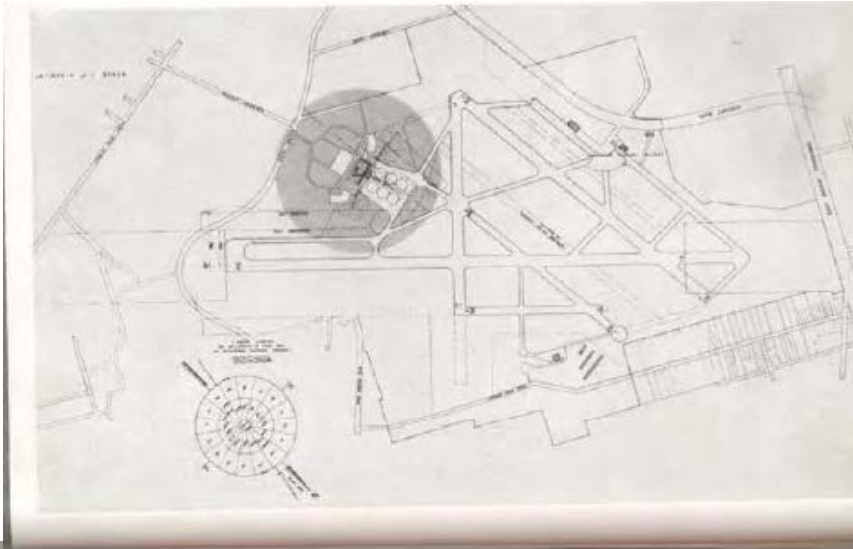
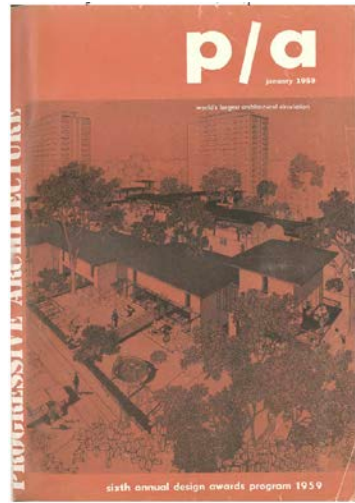


Showing Hangar at Municipal Airport during construction  
DCA 95171 Austin History Center Austin Public Library



# History and Planning Background

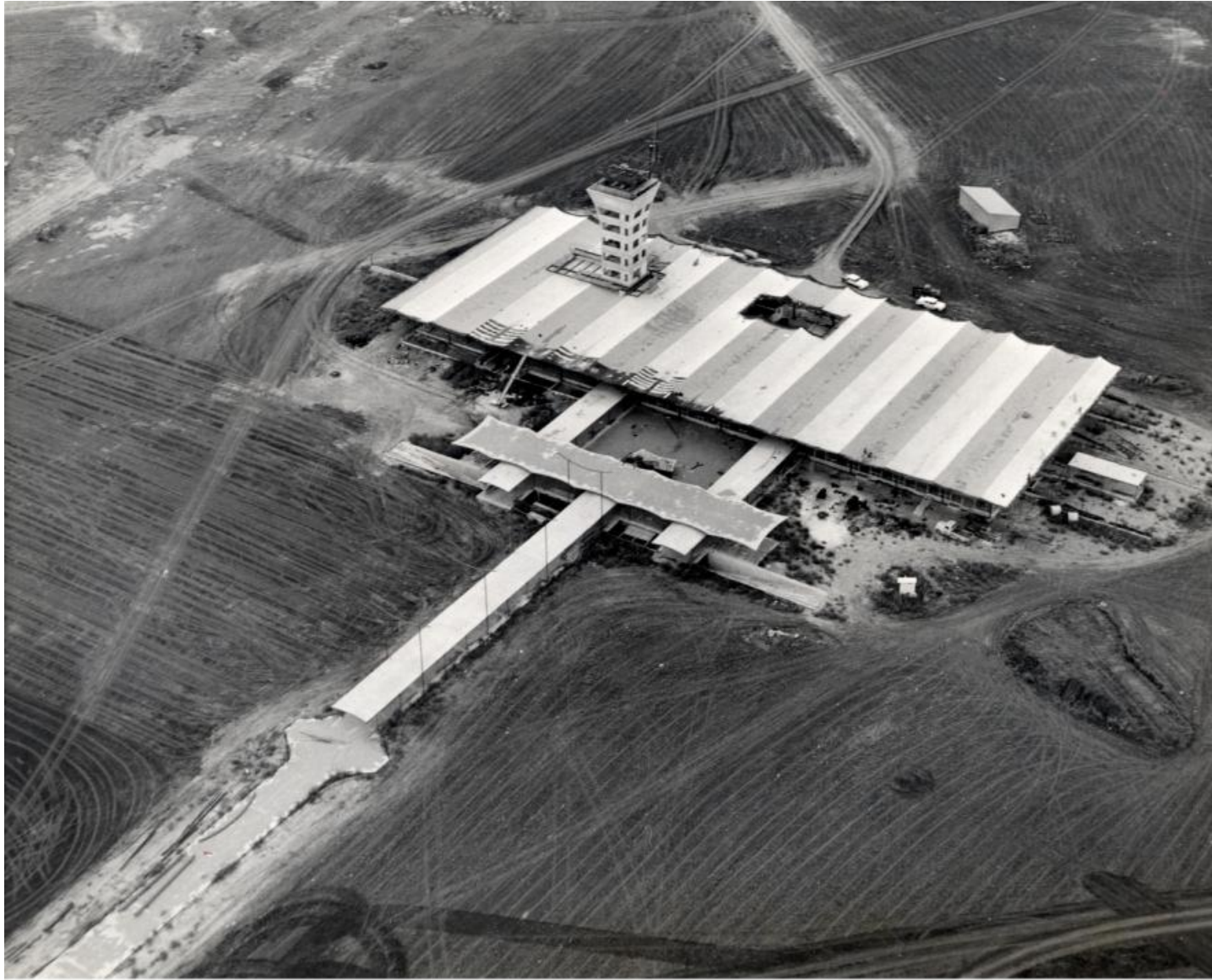
1959: Terminal receives Progressive Architecture award





# History and Planning Background

1961: RMMA Terminal and Control Tower completed



*PICA 14329 Austin History Center, Austin Public Library*



*PICA 15898. Austin History Center. Austin Public Library*



# History and Planning Background

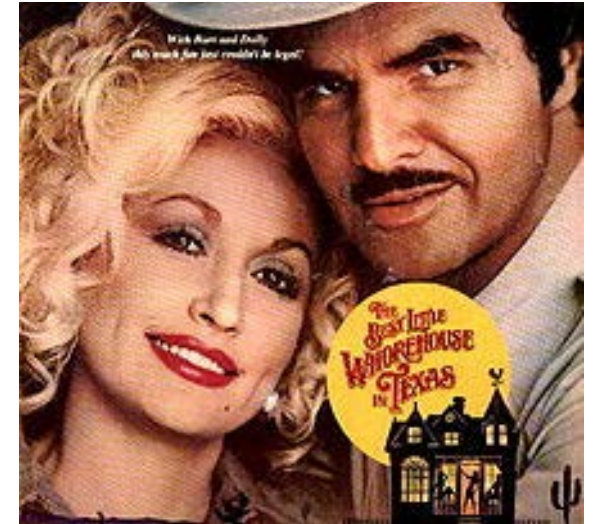
## 1961: RMMA Terminal and Control Tower completed





# History and Planning Background

1971: Signature Flight Support Terminal Completed



1981: Dolly Parton and Burt Reynolds fly into Signature Terminal



# History and Planning Background

1996-1999: Planning Begins and Airport Closes



*Airport Terminal Building contemplated for a variety of uses, but it is agreed that re-use of land should take priority.*

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1996-1999: Planning Begins and Airport Closes



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# History and Planning Background

1996-1999: Planning Begins and Airport Closes



*After closure, Signature Terminal Building is identified for potential re-use for office.*



# History and Planning Background

1996-1999: Planning Begins and Airport Closes



*The Browning Hangar continues to decline with age and is vacated.*



# History and Planning Background

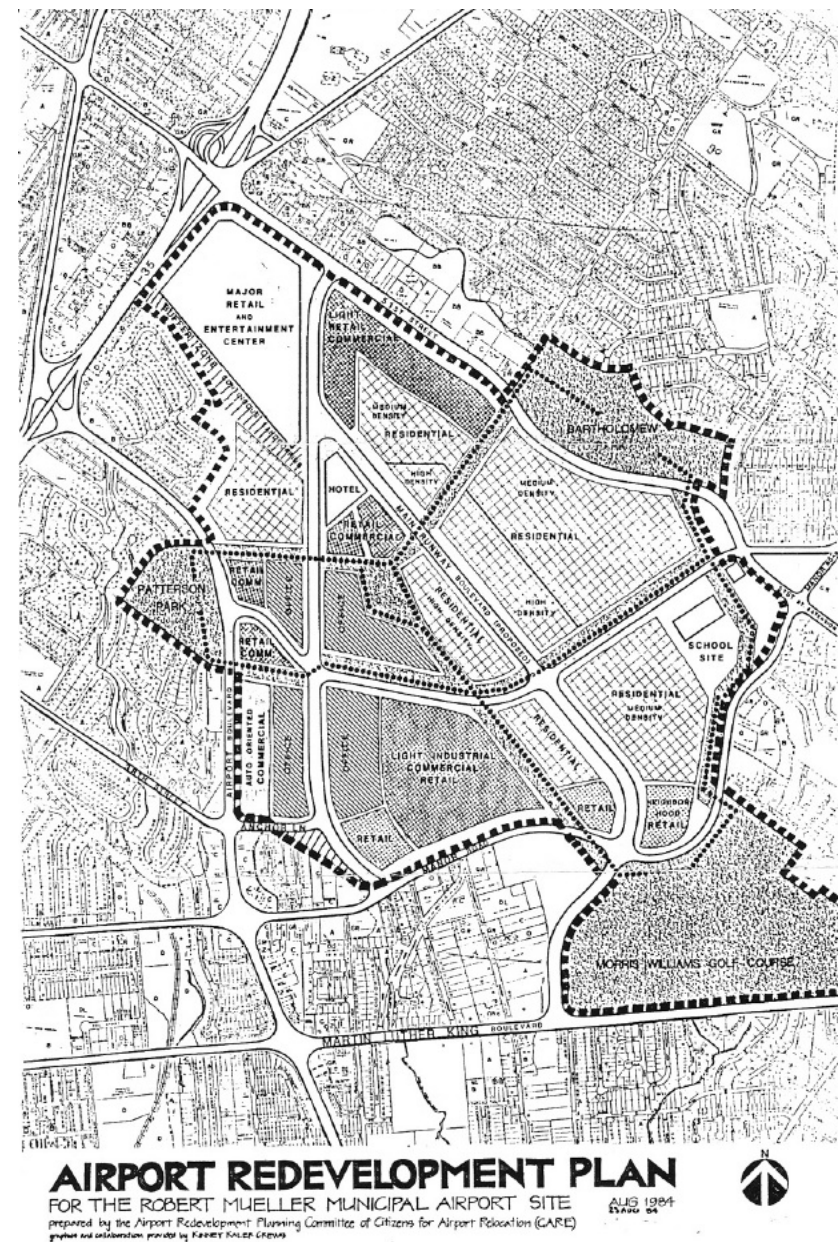
1996-1999: Planning Begins and Airport Closes



*The Reuse Plan identifies it for potential reuse for office or restaurant.*



# History and Planning Background



*The 1984 CARE Plan did not identify any specific building for re-use.*



*The 2000 RMMA Reuse Plan only identified the bow-truss hangar for preservation.*



*The 2004 update of the Plan and the MDA required preservation of both the Tower and Hangar.*



# City Goals and MDA

- City's goal is to preserve both the Control Tower and the Browning Hangar.
- The City's Historic Preservation Office has identified both buildings as having local historic significance.
- The MDA sets forth specific obligations on the part of Catellus to undertake structural and economic feasibility studies for both the hangar and control tower.



# City Goals and MDA

- The MDA allows Catellus the right to utilize the hangar for marketing activities.
- The MDA allows Catellus the right to utilize the Signature Terminal for its own offices and as a sales center.
- The Plan anticipates that all of the buildings will be sold or leased for commercial use.
- Even though the Control Tower and Hangar are not designated historic, the City and Catellus have treated them as such.





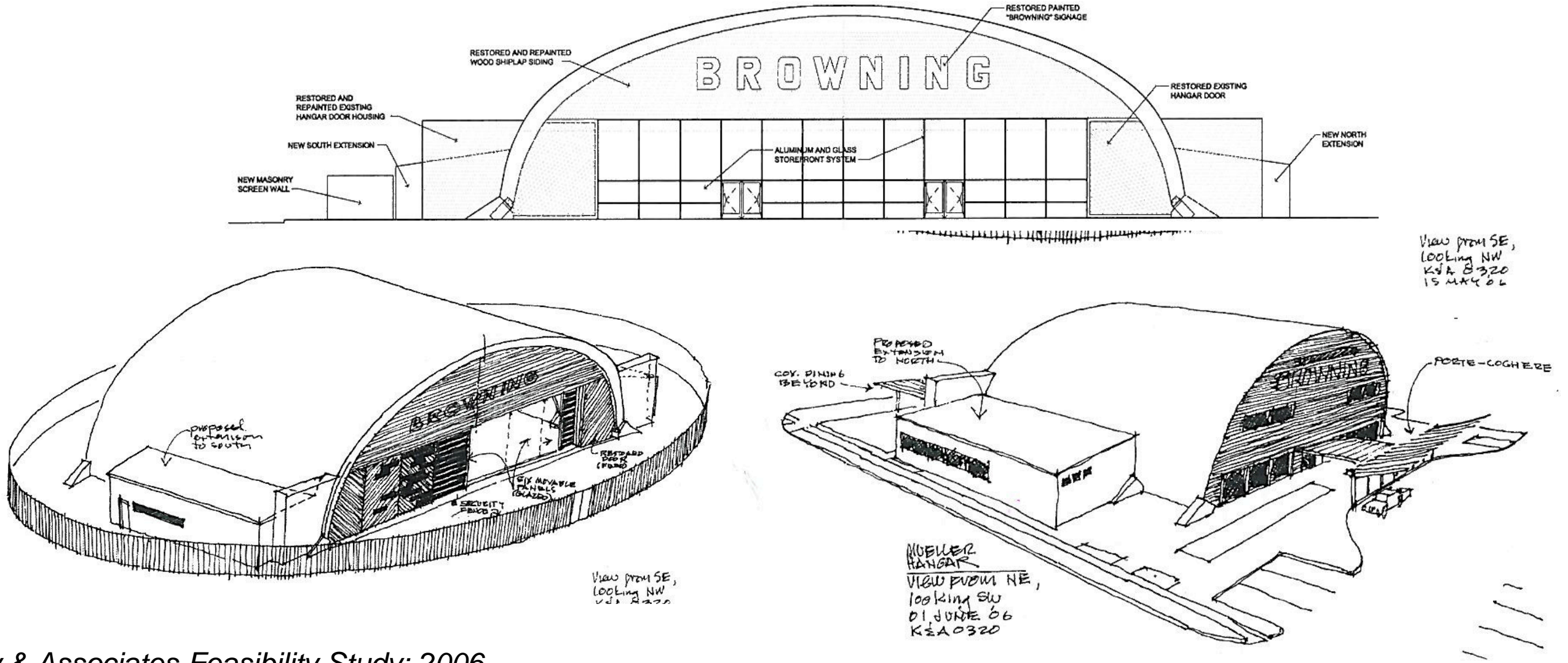
# Activities Since 2004

## Browning Hangar

- 2005:** AEC study sets forth plan for building stabilization and repair
- 2006:** Construction documents completed  
City Historic Preservation Office issues Certificate of Appropriateness  
Kinney & Associates Feasibility Report
- 2007:** Stabilization of Hangar  
Mueller Block Party begins use of hangar for events.
- 2009:** PIAC explores initiative to allow interim use by small groups and park goers.

# Activities Since 2004

## Browning Hangar



*Kinney & Associates Feasibility Study: 2006*



# Activities Since 2004

## Browning Hangar



*Restoration of Hangar 2007*



# Activities Since 2004

## Browning Hangar



*Restoration of Hangar 2007*





# Activities Since 2004

## Browning Hangar



*Block Party 2007*



# Activities Since 2004

## Browning Hangar



*Farmers Market and Food Truck 2010*



# Activities Since 2004

## Control Tower

- 2002:** ROMA Reuse Study notes difficulties of reusing tower due to Code requirements for exiting and ADA access.
- 2007:** Adaptive Reuse Study completed by Studio 8 and AEC for stabilization and upkeep. Four scenarios identified:
- *Non-accessible visible landmark*
  - *Cellular communication tower*
  - *Public use surrounding or anchoring the base*
  - *Observation tower with public access*
- 2010:** RMMA PIAC and Historic Landmark Commission Briefings  
Exterior stabilization of Tower  
Owl nesting box and access provided.
- 2016:** Kinney & Associates Draft Feasibility Report in progress

# Activities Since 2004

## Control Tower

### Key Findings:

- Code relief regarding second means of egress and ADA access may be granted if historic designation is obtained.
- City's Historic Preservation Office has stated that local designation of the tower is likely.
- With this designation, occupancy would be limited to 50 or less, so any activity within the tower would be limited.
- But even with historic designation and code relief, insurance and liability issues remain.



# Activities Since 2004

## Control Tower



*Original panels are revealed and restored beneath the 1970s remodel.*



# Activities Since 2004

## Control Tower



*Owls make their home in the Control Tower, 2009*



# Activities Since 2004

## Signature Terminal



- 2006:** Reconstruction plans completed by Studio 8; Construction begins
- 2007:** Marketing Center opens to the public



# Long-Term Direction

## Browning Hangar



### PRELIMINARY DIRECTION FOR RE-USE

Any re-use of the Browning Hangar should:

- Generate revenue for the project, and for the ongoing upkeep of the building;
- Preserve the historic integrity of the building;
- Continue to be accessible and welcoming to the community at large; and
- Compliment the setting of Lake Park.



# Long-Term Direction

## Control Tower



- Tower will be maintained and preserved as a distinctive landmark within Mueller
- Re-use plans are still under discussion.
- Public access to the tower itself may be difficult.



# Long-Term Direction

## Signature Terminal (Mueller Central)



- Plan anticipates sale of building for private use at end of development.
- No discussions with end users have occurred at this point.



*Thank You!*



*And let's not forget the fourth historic structure that is now in the Community Garden!*